

Growth Management Index

Answering the Question – “How fast are we growing?”

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Current Growth vs. Past Trends

In general, Tampa’s current growth rate is less than the rate of growth experienced in the past six years, but still much higher than the average rate of growth since 1985. Permit activity is starting to slow, but remains well ahead of the last six years.

Current Trends vs. Projected Growth

Overall, the City is growing at a slower rate than projected for the Comprehensive Plan; in particular, the current rate of housing growth is much less than projected in the Plan.

Current Compared to Past Trends

Population Growth	Persons / Year	INDEX	Trend	Comments
21 year average	2,767	1.56		<i>Growth in population for the last year is slowing compared to the last three and six year time periods.</i>
6 year average	5,183	.84		
3 year average	4,780	.91		
1 year average	4,330	1.00		
Housing Unit Growth	Units / Year	INDEX	Trend	Comments
21 year average	1,164	1.62		<i>Growth in housing units built is slowing for the last year compared to the last three and six year time periods.</i>
6 year average	2,144	0.88		
3 year average	2,177	0.86		
1 year average	1,880	1.00		
Residential Units Permitted	Permits / Year	INDEX	Trend	Comments
21 year average	2,370	1.63		<i>The number of residential units permitted for the last year is lower compared to the last three year time period, and is higher compared to the last six years.</i>
6 Year average	3,600	1.07		
3 year average	4,009	.96		
1 year average	3,864	1.00		
Value of Non-Residential Permitted	\$ / Year	INDEX	Trend	Comments
21 year average	143,105	.75		<i>Value of non-residential permits for the last year is higher than the last three and six year time periods.</i>
6 year average	93,790	1.14		
3 year average	97,519	1.09		
1 year average	106,751	1.00		

How to read the chart – Four reporting periods are identified in the left-hand column. The next column reports the annual average for that reporting period. The annual average is indexed against the most recent year. Indices greater than 1 reveal a current rate of growth that is higher than the reporting period. An index less than 1 indicates the current rate of growth is less than the rate shown for the reporting period. The arrows provide a quick summary of the index.

Current Compared to Future Projections for Comprehensive Plan (2005-2025)

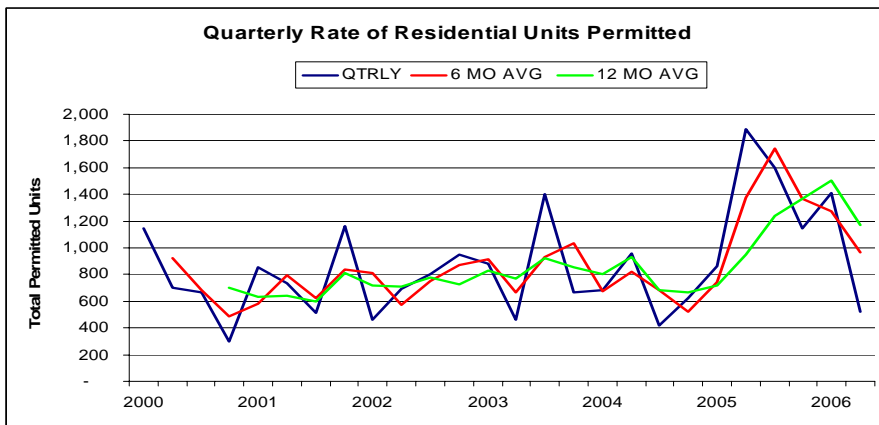
Population Growth	Persons / Year	INDEX	Trend	Comments
Current Rate 2005-2006	4,330	1.00		
Projection 2005-2010	5,108	0.85	📉	The City's last year population growth rate is less than Comprehensive Plan projected growth for 2005-2010. However, the current rate does approximate the 10-year projection.
Projection 2005 -2015	4,300	1.01	📈	
Projection 2005-2025	4,643	0.93	📉	

Housing Unit Growth	Units / Year	INDEX	Trend	Comments
Current Rate 2005-2006	1,880	1.00		
Projection 2005-2010	2,610	0.72	📉	The City's current growth rate is less than the Comprehensive Plan projected growth for all projected time periods indicated.
Projection 2005 -2015	2,610	0.72	📉	
Projection 2005-2025	2,508	0.75	📉	

The Growth Management Index measures the rate of growth in the City against past trends and future projections and is intended to identify changes in growth trends that might affect mid- and long-term planning decisions. By identifying significant or unanticipated trends early, contingency plans and alternative management practices can be put in place to help mitigate negative impacts of unplanned growth.

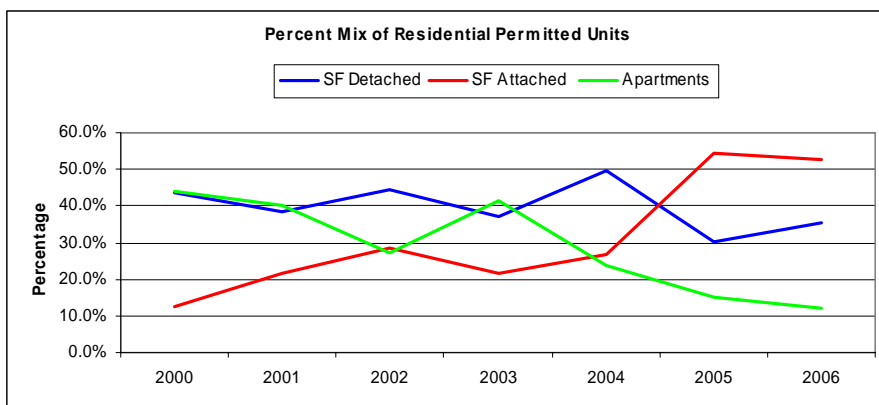
The Growth Management Index is published by the Community Planning Division of the Growth Management and Development Services Department. Any questions or comments related to the tables, charts or data sources can be directed to Alan Baker, Planning Research Supervisor at 813-274-8401.

Charts



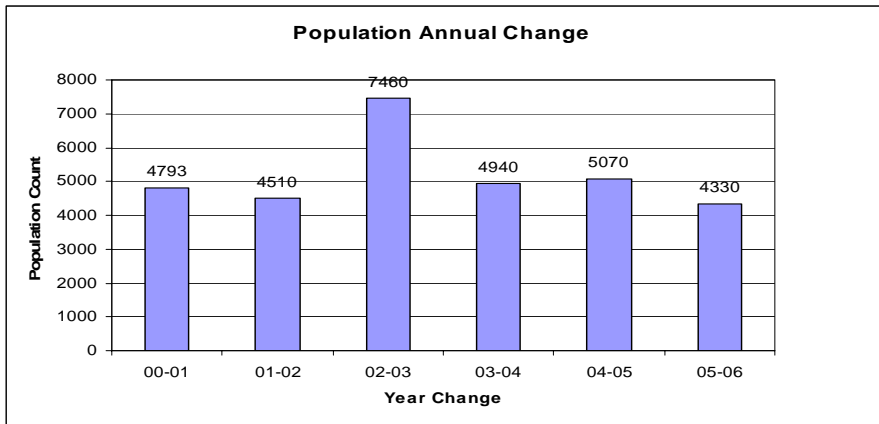
The chart shown to the left depicts the quarterly rate of residential permits between 2000 and 2006. The 6-month and 12-month average rate is also shown. Generally, when actual permits cross the 6 and 12 month trend, there is a resulting spike in the rate of residential permit activity.

Currently, residential permit activity is slowing, and is much further below the 6-month average and 12-month average than seen in recent years.

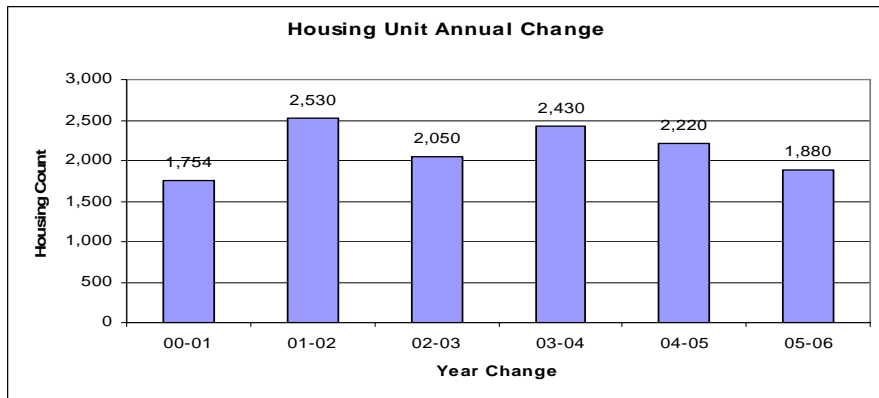


A major shift to permitting single family attached units (e.g., condos) has occurred in the last two years. Single family attached units now accounts for over 54% of residential units being permitted. Permitted apartment units have declined from 41% of the total units in 2003 to 12% in 2006.

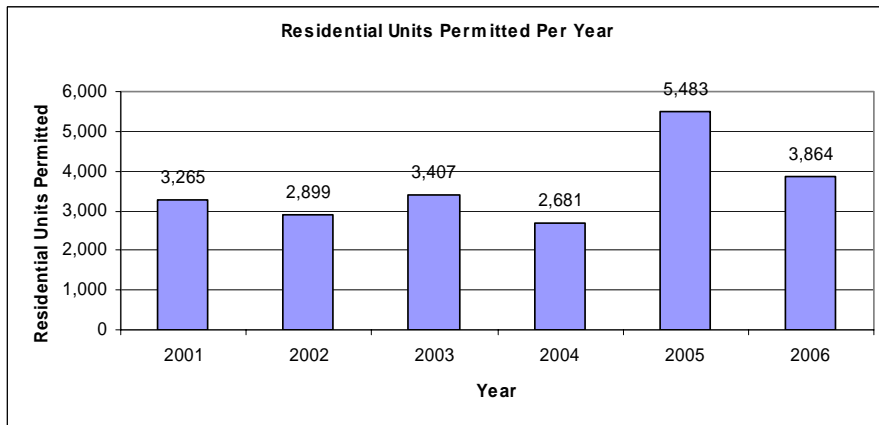
Charts



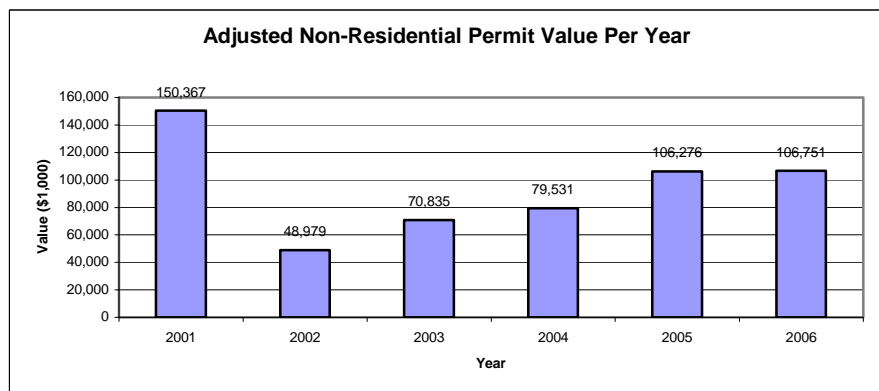
Since 2000, annual population growth has ranged between 4,000-5,000 persons per year, with the exception of 2002-2003, partly due to the increase of 1,000 persons in group quarter student housing.



Between 2001 – 2005, the growth in housing units has ranged between 2,000 – 2,600 per year. The current rate of housing growth is below this range and is similar to that seen in 2000.



Although the 2006 estimate of housing permits may indicate a decreasing trend in housing growth, it is still the second highest year of residential permit activity since 2000. City population and housing construction should increase over the next two years as the permitted units are completed and occupied (note, 2006 estimate value is based on the first and second quarters of 2006 permit activity).



The value of Non-Residential Permits, adjusted for inflation, has steadily increased each year from 2002-2006 (note, 2006 estimate value is based on the first and second quarters of 2006 permit activity).